

screening, LED lighting and additional parkway trees. He showed renderings of the proposed project and stated there will be a new sidewalk with clay paver inserts and 3 new seat walls as well as new trees, new bushes and ornamental grasses. He stated the project is consistent with the Comprehensive Plan also.

Chairman Burdett asked if the pavers in the sidewalk are the same as the parking lot to which Mr. Perrigo stated they are not as the parking lot pavers will be concrete, and the sidewalk pavers will be clay; however, both sets of pavers will be done in a herringbone pattern. Commissioner Senak asked about the durability of the parking lot pavers to which Mr. Perrigo stated the pavers will be a Unilock concrete product which has been shown to hold up well.

Commissioner Albrecht asked if there is a waiting list for commuter parking to which Planner Stegall stated there are waiting lists for the different lots around the Village. Commissioner Wussow asked if the spaces would be numbered and assigned to which Mr. Perrigo stated the commuters would have a sticker or a hangtag showing they can park in the lot, but there will not be assigned spaces. Commissioner Thompson asked about the parking-place striping to which Mr. Perrigo stated the striping would be painted. Commissioner Wussow asked about the width of the parking spaces to which Mr. Perrigo stated they would be 8 ½ feet wide which is typical in commuter lots. Chairman Burdett asked why there were no ADA spaces to which Mr. Perrigo stated that Metra approved this as the 2 spaces the lot would be required to have would be added closer to the station.

Commissioner Senak asked what amount of the construction cost would be funded by Metra to which Mr. Perrigo stated Metra will contribute slightly more than half of the funding, and the grant will cover some of the rest, including property acquisition, with the Village contributing around \$275,000 of the total project cost.

Commissioner Dickie asked about the lighting to which Mr. Perrigo stated they will use LED lighting on 18-foot decorative poles which match the other lights used in the downtown area. Mr. Perrigo stated the lights would be programmed to dim automatically at 12 midnight. Commissioner Wussow asked about the permeable pavers to which Mr. Perrigo stated water will flow through the spaces between the pavers, but not through the pavers themselves.

Commissioner Senak stated the project was done well, and it is intriguing that this will be the pilot project for the Streetscape Plan. He stated it is good to add parking in the downtown area.

Commissioner Thompson stated the project is great and likes the landscaping plan as well as the use of the permeable pavers.

Commissioner Wussow stated she thinks it is a well-designed, attractive plan, and the lot will help alleviate the lack of parking in the downtown area.

Commissioner Dickie stated the lot will be a great use of the property and appreciates the use of new technology, such as the LED lighting and the permeable pavers.

Commissioner Hartweg stated the lot will fill a need in the downtown, and it is nice to see something done with this property. He stated it is a good pilot plan for the Streetscape Plan and suggested more enhancement of the area along the Prairie Path.

Commissioner Albrecht stated she thinks the plan is fabulous and is a great step up from what is there currently. She stated she likes the landscaping plan, the lighting and the pavers.

Chairman Burdett stated the lot will be a great use of the property, and they followed the Streetscape Plan closely. He thanked the Village for using a good choice of plants from the guidelines.

Commissioner Wussow made a motion to recommend approval of the proposed exterior appearance for the Duane/Glenwood Commuter Parking Lot at 460-478 Duane Street. The motion was seconded by Commissioner Dickie and passed unanimously by a vote of 7-0.

4. Pre-application Meeting – Pet Supplies Plus, 369 Roosevelt Road

Village Planner Stegall presented background on a request by petitioner Virginia Puroll regarding the proposed construction of a 10,440 square foot Pet Supplies Plus store on the former Grandma Sally's site at 369 Roosevelt Road. Planner Stegall stated the property is located on the south side of Roosevelt Road between Lambert Road and Main Street in the C3 Service Commercial zoning district. She stated the property is surrounded by C3 zoning and commercial uses to the east, west and north and the Village Links golf course and CR zoning to the south. She stated in order to proceed with the project, the petitioner will need to receive approval of zoning variations, sign variations and the proposed exterior appearance.

Allen Morris, Project Manager from Lagestee-Mulder Commercial Construction and Real Estate, stated Ms. Puroll is out of the country and unable to attend the meeting, but would definitely be at the meeting when the official application is reviewed. Mr. Morris stated they built the store in Westmont also for Ms. Puroll, and they have worked closely with the Village staff on the site plan. He stated that staff and Plan Commission have asked that the parking row along the east property line be straightened out and showed a site plan depicting this option.

Commissioner Wussow asked about pictures for the west and south elevations to which Mr. Morris stated they have not worked through these elevations fully, but should have the same architectural detail and character that the north and east do. He stated they will have pictures of these with the official application. Mr. Morris stated they will be doing more landscaping along the south sideyard to soften the building, and the full plans will be included with the application.

Commissioner Hartweg stated the east elevation looks a bit monotonous to which Mr. Morris stated in lieu of the trellises shown, they may use a variety of sustainable landscape. Chairman Burdett asked what would be growing in the trellises to which Mr. Morris stated it would be a mixture of plant material.

Commissioner Wussow asked if the drive aisle could be moved a couple feet to the east to allow more planting space along the building to which Mr. Morris stated this would be a challenge as they are already proposing the side yard impervious surface setback below the minimum required and it may be difficult to grow anything along the east property line if the planting area is reduced any further.

Commissioner Senak asked if there would be any architectural features from the Roosevelt Road corridor incorporated into the building to which Mr. Morris stated there are not any specific elements. Commissioner Senak stated there should be continuity in the area, and suggested that the petitioner create some type of architectural continuity or theme to fit in with the corridor. Commissioner Wussow stated the entryway may be a good place to do this as it would bring more attention to the entryway.

Commissioner Wussow stated they should limit the quantity of numerous incidental signs as the code discourages sign clutter.

Commissioner Thompson asked about a possible cart return to which Mr. Morris stated they would look at the Westmont location to see about this.

Chairman Burdett asked about the proposed awnings to which Mr. Morris stated they would be a cloth material over a light-gauge aluminum frame.

Commissioner Dickie asked about exterior lighting to which Mr. Morris stated at the Westmont store, they have light in the underside of the awning which provide a nice glow. Mr. Morris stated the full lighting package will be in the application.

Commissioner Albrecht stated this will be a huge improvement to this building. She stated it is a difficult site, and the petitioner has an opportunity to make the site more interesting. She suggested that the petitioner look at the best elements in the Roosevelt Road corridor and see what can be incorporated.

Commissioner Hartweg stated this is a challenging, but not impossible site. He suggested the possible use of painted art along the east building wall.

Commissioner Dickie stated he would like to see a picture of the awnings with the down-lights at the next meeting as it sounds like a good thought.

Commissioner Wussow stated she thinks it is an attractive proposal and appreciates the receptivity to the comments.

Commission Thompson stated she likes the trellises on the building, and pictures of the vegetation would be good. She stated the landscape plan should show softening of the rear of the building and a buffering along Roosevelt Road. She stated they should limit the sign clutter and would like to see less of any fake windows and more art if possible.

Commissioner Senak stated this would be a big improvement to the building and encouraged the petitioner to think about something unique that could be done to the site. He stated they should focus on more consistency in the Roosevelt Road corridor.

Chairman Burdett thanked the petitioner for coming to the pre-application meeting and being receptive to the ARC's comments. Chairman Burdett stated the ARC would like to see pictures of all elevations and a sample board at the next meeting. He stated he likes the trellis idea and wants the petitioner to be sensitive to Roosevelt Road in regard to pedestrians. He stated the incidental signs should be kept to a minimum. He stated the entryway should be enhanced.

5. Public Comments (non-agenda items)

None

6. Chairman's Report

Chairman Burdett stated Commissioner Draths resigned as she moved to Wheaton. He stated at the August 12, 2013 Village Board meeting, he presented the Traveling Trophy Design Award to The Stand.

7. Trustee's Report

Trustee Ladesic stated they are in the process of naming the restaurant at The Village Links and have come up with the name Reserve 22 (as there are 22 ponds in the golf course).

8. Staff Report

Village Planner Stegall stated there are many items coming to the ARC in the next few months, including a sign variation at Blackberry Market, a revised exterior appearance for First United Methodist Church and the Wayfinding Study. She stated there have been re-concentrated efforts on the Sign Code as it is out of date, and this could come before the ARC at the September 25, 2013 meeting.

9. Other Business

None

10. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Senak moved, seconded by Commissioner Wussow to adjourn the meeting at 8:45 p.m. The motion carried unanimously by a vote of 7-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner